



# MINUTES

May 28, 2025

## SECOND MONTHLY MEETING OF THE CITY COUNCIL

CITY HALL - 2<sup>ND</sup> FLOOR MEETING ROOM | 160 6<sup>TH</sup> AVENUE E. | 4:00 p.m.

Present: Mayor Barbara G. Volk, Mayor Pro Tem Dr. Jennifer Hensley and Council Members Lyndsey Simpson, Melinda Lowrance and Gina Baxter

Staff Present: City Manager John Connet, Staff Attorney Daniel Heyman, Budget & Evaluation Director Adam Murr, Management Analyst Jenny Floyd, Communications Manager Allison Justus, Communications Coordinator II Brandy Heatherly and others.

Absent: Assistant City Manager Brian Pahle, City Attorney Angela Becker and City Clerk Jill Murray

### 1. CALL TO ORDER

Mayor Barbara Volk called the meeting to order at 4:00 p.m. and welcomed those in attendance. A quorum was established with all members in attendance.

### 2. CONSIDERATION OF AGENDA

*Council Member Melinda Lowrance moved that City Council approve the agenda as presented. A unanimous vote of the Council followed. Motion carried.*

### 3. PRESENTATIONS

#### A. Age-Friendly Community Action Plan – Matt Manley, AICP – Long-Range Planning Manager & Susan Enwright Hicks – MPA Western Carolina University

Matt Manley introduced Susan Enwright Hicks who is a recent graduate of the Public Affairs Program at Western Carolina University. She reached out to us to identify her Capstone Project to see what we might need help with. The morning that she called, I had just been on the phone with to AARP about putting together our action plan for our age-friendly community. Susan was very interested in helping us put that plan together so she is going to walk through a high-level presentation on how we have structured that plan and then we can talk about bringing it forward for final adoption.

Susan Enwright Hicks then gave the following PowerPoint presentation.



CITY OF HENDERSONVILLE

AGE - FRIENDLY ACTION PLAN

MAY 2025



# CONTENTS

- INTRODUCTION
- ACKNOWLEDGEMENTS
- BACKGROUND
- PROCESS
- DOMAIN OBJECTIVES
- PROJECTS
- IMPLEMENTATION
- SUGGESTIONS

# MANY THANKS





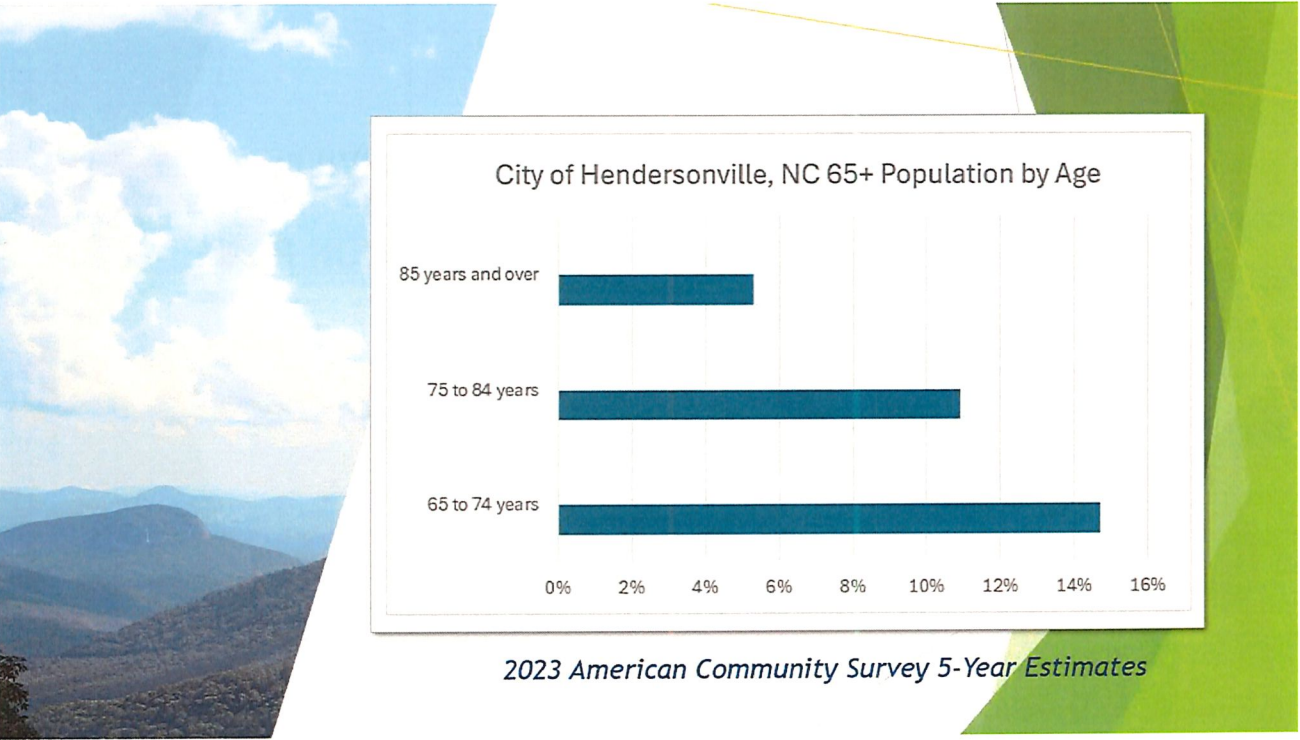


Tyler Morrow  
Current Planning Manager



Matthew Manley  
Long Range Planning Manager



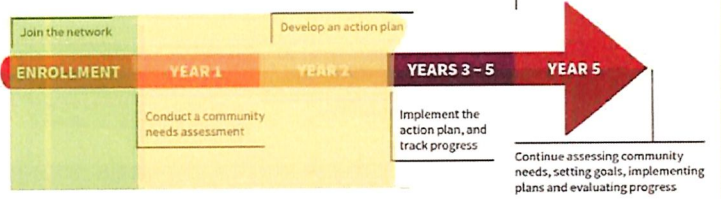




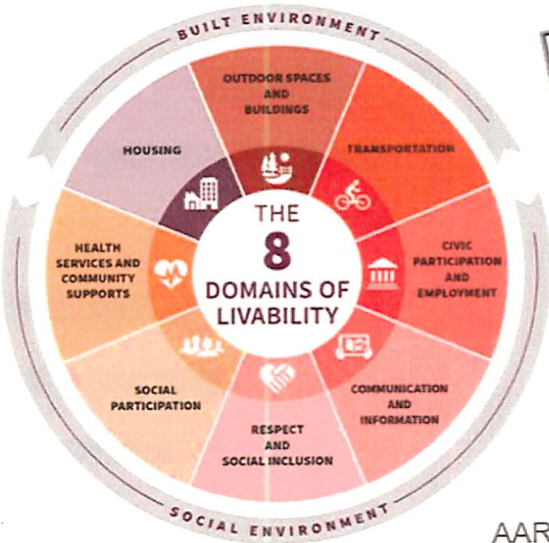


FEB. 2024 -  
HENDERSONVILLE, NORTH  
CAROLINA BECOMES THE 17TH  
COMMUNITY IN NORTH CAROLINA  
AND THE 833RD NATIONWIDE TO  
JOIN THE AARP NETWORK

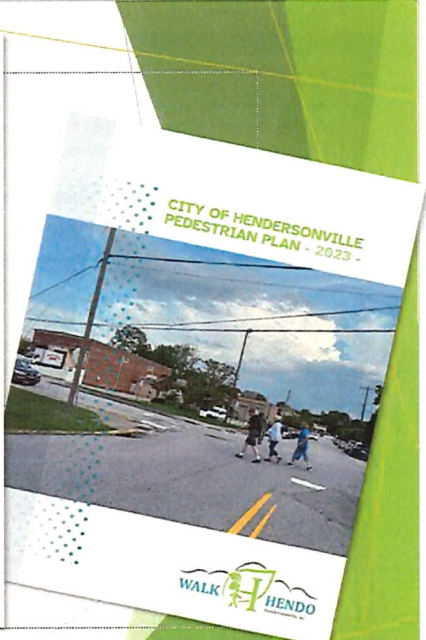
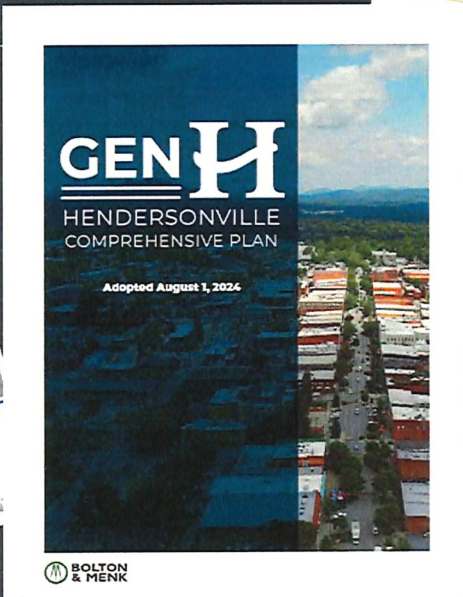
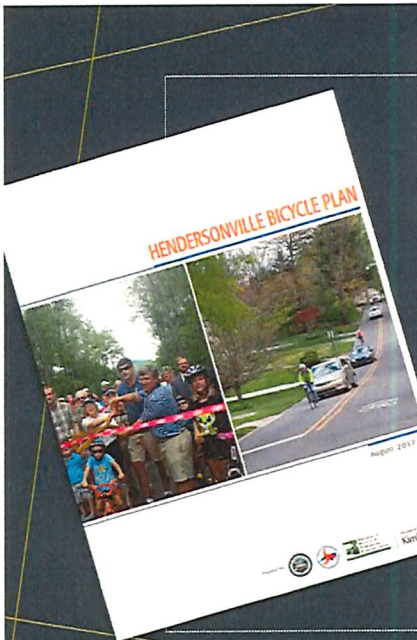
The Age-Friendly Program Process



Going forward you must, “Establish a way to include older residents in all stages of the age-friendly process.”



AARP's 8 DOMAINS of LIVABILITY AND  
ROADMAP to LIVABILITY WORKBOOKS





1. Vibrant Neighborhoods								
1.01	1	2	Establish neighborhood matching grant program for self-directed improvements (S-3)	Invite neighborhood organizations and community groups to submit grant proposals to the City to make improvements that they propose such as gateway signage, artwork, local history installations, and improvements to pocket parks.	Community Development Dept.; Engineering Dept.; Public Works Dept.	\$\$\$	General Fund	<ul style="list-style-type: none"><li>• Add to Dept. work plans</li><li>• Research examples</li><li>• Develop and finalize program structure and procedures</li><li>• Include funding in annual budget</li><li>• Run program pilot to test approach</li></ul>
	3	4						
	5	6						
	7	8						
NO.			NAME	DESCRIPTION	LEAD STAFF	EST. COST	FUNDING SOURCES	• NEXT STEPS
1.02	1	2	Better connect neighborhoods to green space amenities by making public investments and adding code standards in new UDO (S-2)	Strengthen the linkages between residential areas and parks through public improvements such as sidewalks and trails, and development requirements requiring these connections.	Community Development Dept.; Engineering Dept.; Public Works Dept.	\$\$\$\$	General Fund; MPO grants; state and federal grants	<ul style="list-style-type: none"><li>• Add to Dept. work plans</li><li>• Identify and prioritize infrastructure projects</li><li>• Write grant proposals as needed</li><li>• Include code updates in larger UDO update</li></ul>
	3	4						
	5	6						
	7	8						
1.03	1	2	Update minimum housing code to reinvent code enforcement to improve dilapidated properties in equitable manner (S-1)	Revise code requirements to catalyze action to address unsafe conditions and poor maintenance on properties in a way that assists residents with limited resources or fixed incomes.	Community Development Dept.	\$\$\$	General Fund	<ul style="list-style-type: none"><li>• Add to Dept. work plan</li><li>• Research examples</li><li>• Identify preferred program features</li><li>• Implement updated program</li></ul>
	3	4						
	5	6						
	7	8						
2. Abundant Housing Choices								
2.01	1	2	Utilize existing Mixed Use Zoning Districts to introduce multi-family housing in commercial corridors and redevelopment areas (S-1)	Support the production of multi-family housing units in commercial corridors and redevelopment areas through the City's existing mixed use zoning districts to support	Community Development Dept.	Staff time	NA	<ul style="list-style-type: none"><li>• Develop public information about current entitlement opportunity</li><li>• Share information with economic development partners, development community,</li></ul>
	3	4						
	5	6						

TABLE OF OBJECTIVES

1 - OUTDOOR SPACES AND BUILDINGS

HENDERSONVILLE PARKS AND GREENSPACE MASTER PLAN

VISION STATEMENT:

"Hendersonville will have a park and greenspace system we love—with high-quality neighborhood parks accessible to all; connectivity between parks, open space and where people live and work; leadership in sustainable practices and preservation of the natural environment; destination parks and placemaking that promote local character, community vibrancy, safety and sense of place."

For More Information about Parks and Recreation see

<https://www.hendersonvillenc.gov/parks>

People need public places to gather — indoors and out. Green spaces, seating and accessible buildings (elevators, zero-step entrances, staircases with railings) can be used and enjoyed by people of all ages. — AARP

Hendersonville and Henderson County are home to many excellent park facilities that encourage recreation and socialization. Hendersonville has more than 99 acres dedicated to city-maintained parks. Additionally, Hendersonville has greenways such as the [Old Swaha Greenway Trail](#) which begins near the Henderson County Parks & Recreation building in Jackson Park and travels three and a quarter miles to [Barnwell Mills Park](#) with

<https://www.aarp.org/topics/communities/healthy-and-thriving-communities/2018/09/dominant-neighborhood-infrastructure.html>

<https://www.hendersonvillenc.gov/parks/parks-and-recreation>

11

2 - TRANSPORTATION

3 - HOUSING

The need for housing for older adults is highly relevant in

4 - SOCIAL PARTICIPATION

5 - RESPECT AND SOCIAL INCLUSION

Everyone wants to feel valued.

6 - CIVIC PARTICIPATION AND EMPLOYMENT

7 - COMMUNICATION AND INFORMATION

8 - HEALTH SERVICES AND COMMUNITY SUPPORTS

"Public health promotes and protects the health of people and the communities in which they live, learn, work, and play. Strategies to improve public health are multifaceted and involve multiple entities, including federal and state governments, health providers, faith- and community-based organizations, and individuals." — AARP Policy Book

To an extent this entire initiative supports health,

"Social determinants of health — such as access to employment, education, housing, healthy foods, safe streets and neighborhoods, and social supports — are important predictors of health outcomes and health behaviors."

AARP DOMAIN #2 TRANSPORTATION			
Driving shouldn't be the only way to get around. Pedestrians need sidewalks and safe, crossable streets. Dedicated bicycle lanes benefit nondrivers and drivers alike. Public transit options can range from the large-scale (trains, buses, light rail) to the small (taxis, shuttles or ride share services). — AARP			
PRIORITY LEVEL	GEN H PLAN NO.	PROJECT NAME	DESCRIPTION
P-1	5.07	Continue to develop team approach to coordinate floodplain management, stream restoration, trails, and on-street bicycle and pedestrian facilities.	Integrate work to improve the pedestrian and bicycle network with floodplain management and restoration of riparian corridors to harmonize these activities and maximize their effectiveness. Utilize utility improvements and road resurfacing projects to assist with this work.
	5.08	Continue to utilize local and NCDOT resurfacing projects as an opportunity to improve mobility for all users	Use resurfacing projects as an opportunity to reconfigure and restripe road rights of way to include safe bicycle and pedestrian facilities
	5.09	Develop City street cross sections that support pedestrian friendly design and traffic calming (i.e. street trees, narrow lanes, chicanes, etc.)	Create standard City street cross sections for construction by the City and by developers that make streets safer for all modes of travel.
	8.06	Complete ADA transition plan	Finish the strategy for improving accessibility in the community.





Communicate about Nutrition Support Services

Foster Partnerships to Help Make Home Safety Updates

Recruit Volunteers to Teach Digital Literacy Skills

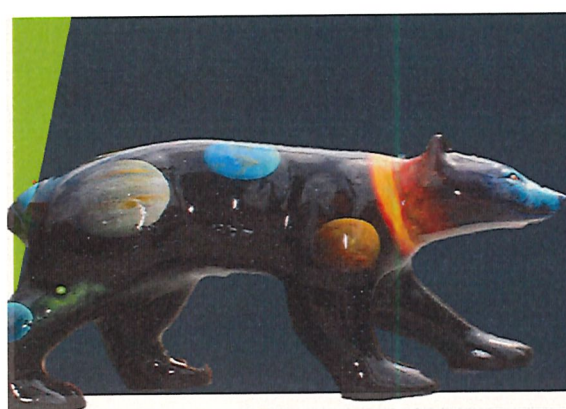


Help Citizens Create Disaster Preparedness Plans

Expand ADA Access and Adequate Seating in Public Spaces, Gardens, and Greenways



## SUGGESTIONS



## QUESTIONS?

Sources:

<https://www.hendersonvillenc.gov/community-development>

<https://www.aarp.org/livable-communities/network-age-friendly-communities/info-2014/getting-started.html>

<https://data.census.gov/table/ACSST5Y2023.S1101?g=160XX00US3730720>

<https://visithendersonvillenc.org/businesses/bearfootin-public-art-walk>

<https://www.cbc.ca/news/canada/education-seniors-digi-media-literacy-1.7266725>

<https://www.nia.nih.gov/health/safety/10-emergency-kit-essentials>

<https://www.blueridge.edu/programs-courses/construction-trades/>

<https://hungersolutionsny.org/federal-nutrition-programs/snap/snap-and-seniors/>

Matt thanked Susan for all of her work on the action plan and suggested to Council that we convene a group of stakeholders to go over what we have compiled, get their feedback and then bring back a final action plan to potentially be adopted by City Council sometime later this summer.

City Manager John Connet added that some of this can be inserted into the discussion as we look at the Whitmire Center and Patton Park area with the consultants as we look at bringing those two facilities back to life. Just make sure that the stakeholder group is plugged in to that process.

### B. Historic Preservation Commission Awards & Annual Report – Sam Hayes, Planner II

Sam Hayes explained that some members of the Historic Preservation Commission (James Welter, Cheryl Jones and Ralph Hammond-Green) are here to give the awards this evening.

## HISTORIC PRESERVATION COMMISSION

Preservation Awards

May 28<sup>th</sup>, 2025





James Welter presented this award and explained that Homeowners Shawn and Evie Fuller received the residential award for their exceptional stewardship of the Fullbright House, also known as the Fuller House. Since moving into the home in 2016, the Fullers have beautifully preserved the outside and improved the landscaping while doing interior renovations to the bathroom and living space in 2022 and following Hurricane Helene. Beyond their preservation efforts, the Fullers have contributed significantly to the Hyman Heights neighborhood. Evie created a neighborhood chat used to coordinate support for neighbors and organizes a weekend brunch gathering for the neighborhood every 6-8 weeks which draws 30-40 people to build neighborhood connections. Shawn was instrumental in raising money to help restore trees on the greenway after storm damage. Their contributions exemplify the spirit of preservation and community building.

## Residential Award – Fullbright House (Fuller House)



James Welter presented this award and explained that Andrew Riddle and Riddle Development were honored for the restoration of the King and Allen Building. The project demonstrated a deep respect for the buildings' historical features and contributed significantly to the vibrancy of downtown Hendersonville. Restoration efforts included opening the original windows facing Allen Street and refurbishing the terrazzo floors in the two retail spaces facing Allen. The team utilized exposed brick on interior walls, and the original staircase was retained with its original finish and handrail. The former boiler room was creatively reclaimed and transformed into office space, while a space known as 'History Hall' was created to celebrate the building's past. A new exterior mural was installed to add to the cultural vitality of downtown. In recognition of these efforts, the King and Allen Building received the BOMA (Building Owners and Managers Association) Award for Historical Adaptive Reuse in the Southeast in 2022.

## Commercial Award – King and Allen Building



Cheryl Jones presented this award and said Crystal was passionate about what she did but was also so kind and generous of both her talents and her time, and we were honored to have her on the board



for the period of time that we did. The Cultural Heritage Award honors exceptional individuals, organizations, and projects that celebrate the rich tapestry of Hendersonville history and cultural history. The award was established to posthumously honor Crystal Cauley, a Historic Preservation Commissioner and community leader who was passionate about telling the history of all communities in the City of Hendersonville. A few of Crystal Cauley's friends were there to receive the award.

## Cultural Heritage Award – Crystal Cauley



James Welter and Cheryl Jones gave the HPC Annual Report.

## HISTORIC PRESERVATION COMMISSION

Annual Report

May 28<sup>th</sup>, 2025



## 2024-2025 Activities

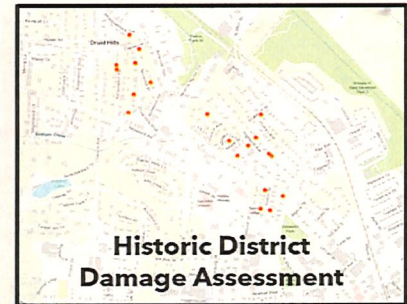
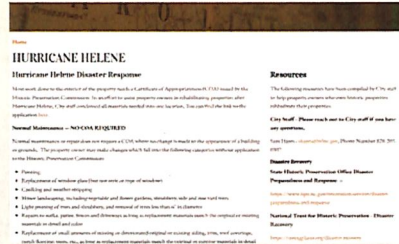
- + Annual cookie caper - Sold 250 tickets and raised \$5,000 for the Historic Preservation Commission.
- + Distributed 1,000 Historic Preservation Commission coloring books to every third-grade class in the County.
- + 5 members participated in a quasi-judicial training
- + Participated in the 7<sup>th</sup> Avenue Unveiling





## Post-Helene Recovery

- + The HPC created a web page with resources for homeowners and building owners
- + Staff conducted a survey of each of the historic districts
- + Staff worked closely with property owners of severely damaged properties to find fast solutions for their damaged properties.




## Certificate of Appropriateness

- + Issued 42 COAs



## Upcoming Year Activities


- + Realtor Training
- + Halloween Event at Oakdale Cemetery
- + Loft Tour in Downtown Hendersonville
- + Continuing work on the Neighborhood History Research Project to document five historic neighborhoods in the City



**Hendersonville  
Neighborhood History Project**


Do you have stories, photos, or memories of the following neighborhoods?  
**West End • Peacock Town • Harris Street • Black Bottom • Brooklyn**

Join the Historic Preservation Commission at a meeting to learn about the project and share the history of these influential neighborhoods.




**Tues. May 6  
4:00 - 6:00 PM**

**A Place to Go  
505 5th Ave & Williams St**



Unable to attend? Fill out the online form!  
[www.hendersonvillehpc.org/nhp](http://www.hendersonvillehpc.org/nhp)





# Upcoming Year Activities

## +Four local landmarks in the works

- +Waverly Inn
- +Elizabeth Leigh Inn
- +Lenox Spring Park
- +The Gregory House

## +Working with property owners to start the national register process

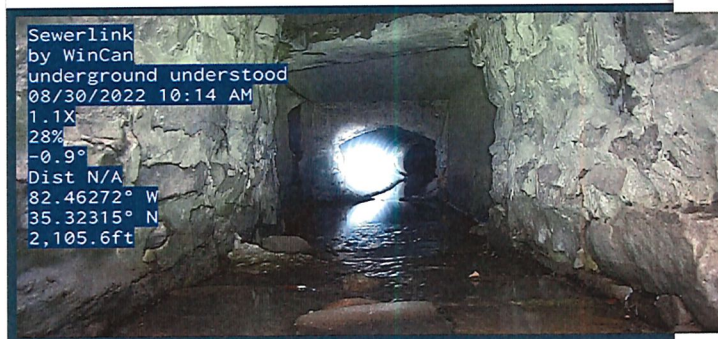
- +Oriole Mill



10

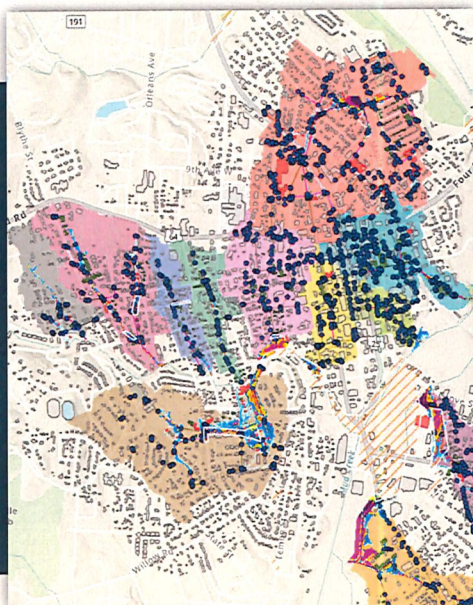
### C. Presentation of Draft Stormwater Master Plan – Mike Huffman, Stormwater Director

Mike Huffman introduced Tom Murray, Stormwater Program Manager with WK Dixon, who is the consultant we've been working with on the Stormwater Master Plan. Mr. Murray and Mr. Huffman both gave the following PowerPoint presentation.



## CITY OF HENDERSONVILLE STORMWATER MASTER PLAN UPDATE

City Council Meeting  
May 28, 2025



## AGENDA

Background



Strategic Asset Management Plan



Comprehensive Master Plan



Project Examples



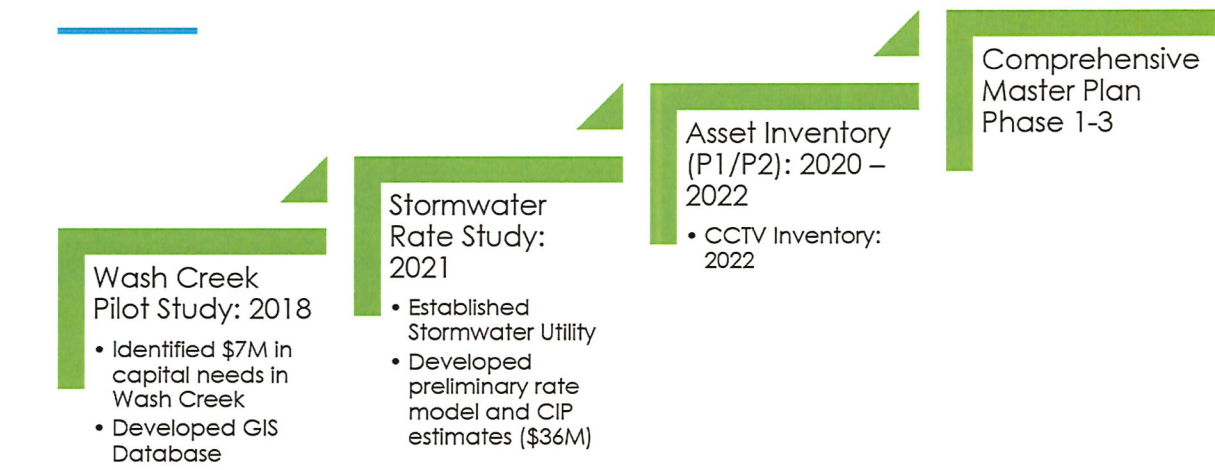
Prioritization



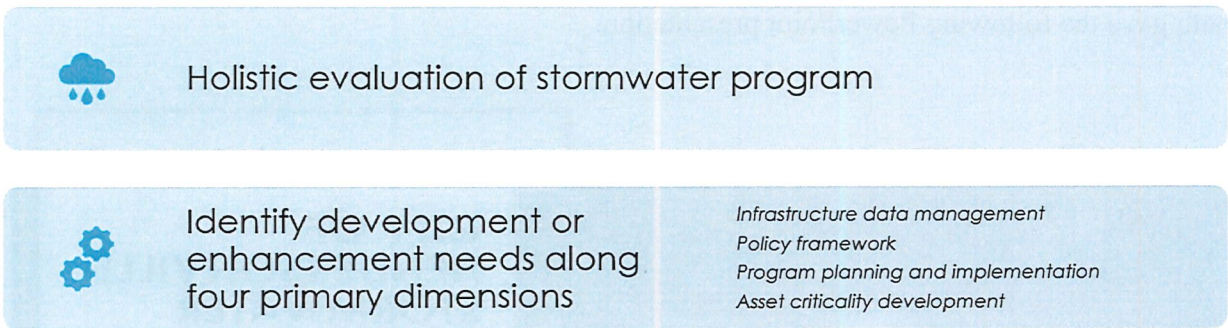
Next Steps



# PROJECT BACKGROUND



# STRATEGIC ASSET MANAGEMENT PLAN (SAMP)



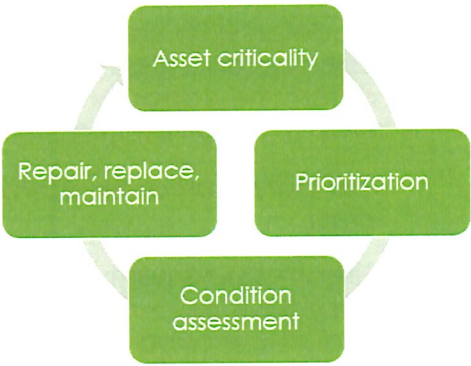
# SAMP FINDINGS

Infrastructure data management	Policy framework
<ul style="list-style-type: none"><li>• Robust database forms foundation of stormwater operations</li><li>• Data maintenance including digital data submissions</li><li>• Consistent and proactive condition assessment</li><li>• Integrate with <u>CityWorks</u></li></ul>	<ul style="list-style-type: none"><li>• Develop and maintain databases to support Extent of Service (EOS) policies</li><li>• Refine Level of Service (LOS) policies to provide further definition and develop key performance indicators (KPIs)</li><li>• Typical industry standard LOS for infrastructure design is 10-year storm for closed pipe infrastructure and 25-year storm for most road culvert crossings</li></ul>



## SAMP FINDINGS

- Program planning
  - Comprehensive master planning with prioritized capital improvement plan
  - Supports internal and external funding requirements
- Asset criticality development
  - Leverages data from condition assessment and master planning
  - Evaluates likelihood and consequence of failure
  - Prioritizes short-term and long-term operations and maintenance strategies in a proactive manner



## COMPREHENSIVE MASTER PLANNING

Consistently evaluate watersheds across City to support stormwater programs goals

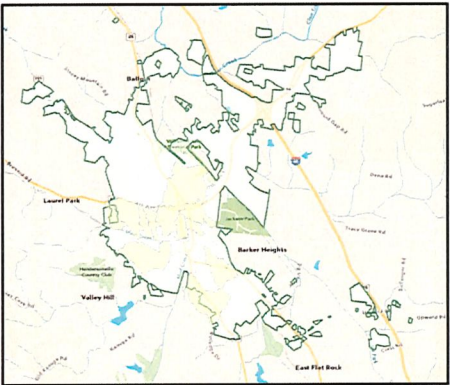
- Focus on infrastructure issues including lack of capacity and condition
- Reduce risk of localized flooding
- Enhance data to support future asset management and operations and maintenance

Develop processes that can be applied city wide

Prioritized capital improvement plan with cost estimates

## COMPREHENSIVE MASTER PLANNING

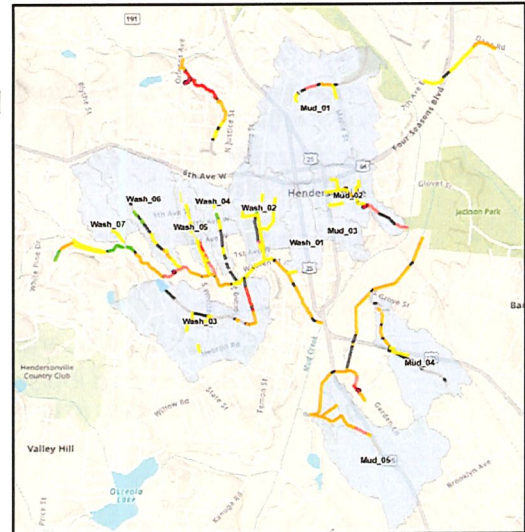
- Current phase funded by Local Assistance for Stormwater Infrastructure Investments (LASII)
- Focused on high criticality watersheds identified in SAMP and discussions with City Staff
  - **Likelihood factors:** known flooding problems, asset density, asset age, impervious area
  - **Consequence factors:** city roads, critical facilities, socioeconomic impacts, development density
- Target area is 1.6 square miles in developed areas of Mud Creek and Wash Creek watersheds





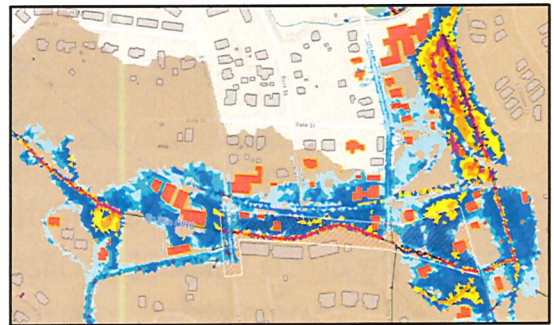
## COMPREHENSIVE MASTER PLANNING

- Modeled 20 linear miles of drainage pipe and open system (streams, channels, etc.) to determine capacity of the system and property impacts from flood events
- Inundation areas mapped for each project area
- Stream assessments completed for approximately 9 miles of open channels to evaluate erosion potential and risk to structures, roadways, etc.



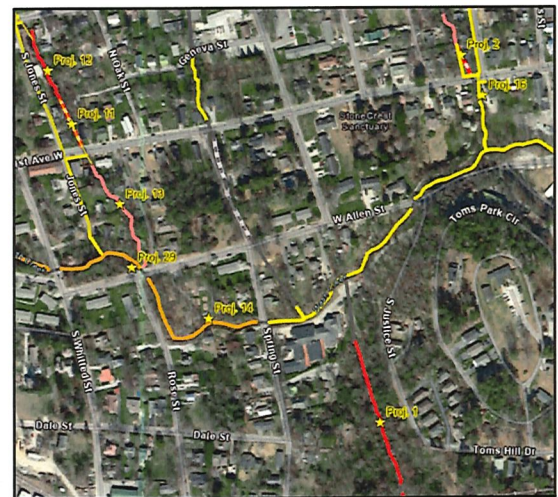
## HYDRAULIC MODELING

- Hydraulic modeling evaluates the capacity of existing infrastructure and the location and depth of flooding if the runoff exceeds system capacity for a range of rainfall events
  - Rainfall events evaluated include 2-, 10-, 25-, 50-, and 100-yr events
  - Rainfall amounts range from 3.97 inches to 8.22 inches over a 24 hours period
- Evaluates flood risk by calculating the depth, duration, and frequency of flooding at locations along the system corridor



## STREAM ASSESSMENTS

- Evaluated for erosion potential, threats to existing structures and roadways, and failing infrastructure including other utility lines
- Streams in study area heavily impacted by development
- Focus on stability and integration with infrastructure projects



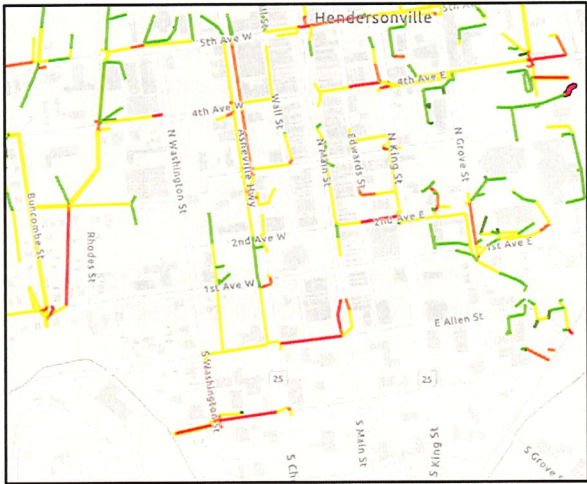


# STREAM ASSESSMENTS



# ASSET CRITICALITY

- Evaluates likelihood and consequence of failure
- Likelihood highly related to age and condition of infrastructure and may be less dependent on flood risk
- Consequence highly related to impact on public safety and daily operations of City



# ASSET CRITICALITY

L ↑ C ↓



L ↑ C ↑





L ↓ C ↑






# CAPITAL PROJECTS

- 

Capital projects identified for areas that have elevated flood risk during the 10-year storm event
- 

Conceptual plans developed to reduce risk of flooding, convey runoff to public right-of-way where feasible and stabilize eroding streams
- 

Proposed improvements modeled to evaluate project benefits for prioritization

# CAPITAL PROJECTS

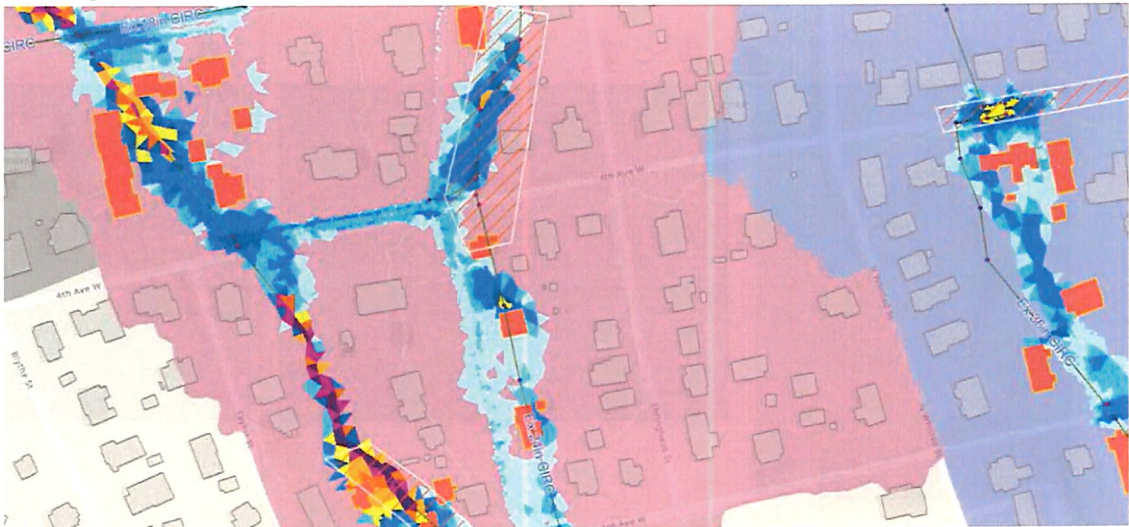
- Typical projects include
  - Replacing existing pipes with larger pipes
  - Repairing failing infrastructure
  - Relocating failing private infrastructure to the public right-of-way
  - Stream stabilization
- Planning level construction costs developed for all project



# CAPITAL PROJECTS

Existing Conditions

Proposed Conditions





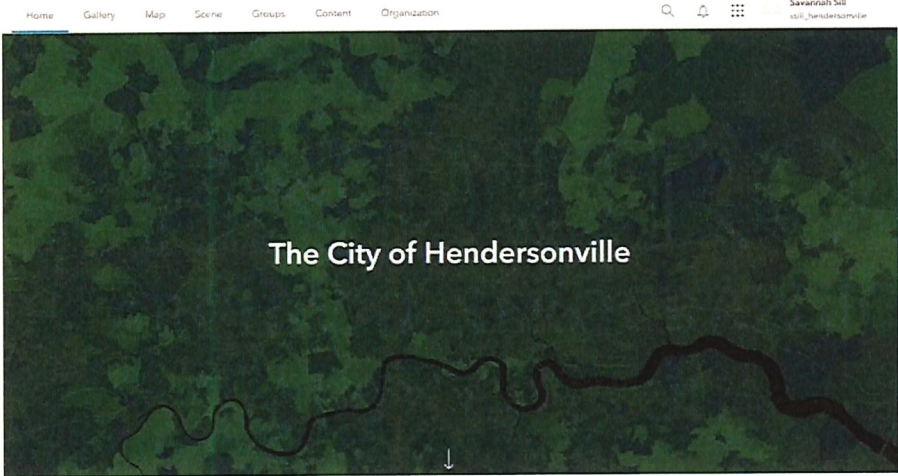
PROJECT PRIORITIZATION

- Public health and safety
- Severity of street flooding
- Cost-effectiveness
- Effect of improvements
- Implementation constraints
- Constructability
- Ownership

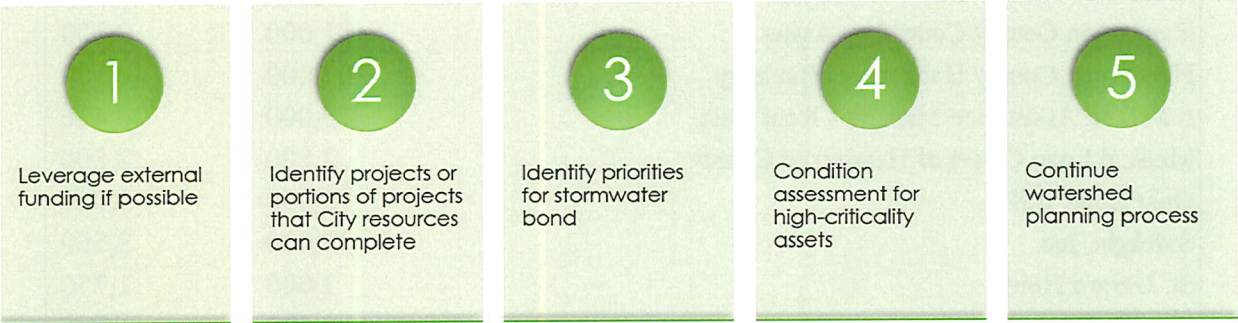
Table ES-1: Flood Control Project Prioritization		
Prioritization	Project	Cost
1	Wash-06-Phase 1	\$3,382,000.00
2	Mud-04	\$953,000.00
3	Wash-06-Phase 2	\$1,171,000.00
4	Mud-01-Proj 2	\$1,887,000.00
5	Wash-03	\$2,685,000.00
6	Wash-05	\$2,768,000.00
7	Wash-02-Phase 1	\$852,000.00
8	Wash-04	\$342,000.00
9	Wash-01	\$456,000.00
10	Wash-02-Phase 2	\$4,783,000.00
11	Mud-01-Proj 3	\$1,429,000.00
12	Mud-01-Proj 1	\$3,414,000.00
13	Mud-03	\$1,734,000.00
14	Mud-05-Proj 2	\$385,000.00
15	Mud-02	\$4,294,000.00
16	Wash-07	\$844,000.00
17	Mud-05-Proj 1	\$347,000.00
18	Mud-05-Proj 3	\$1,034,000.00
Total		\$32,760,000

EXPERIENCE BUILDER SUMMARY

- Enhanced capabilities built in to allow for hands on access to the data analyzed
- Functionalities include ability to review data, analyze locations, filter on Level of service, review proposed projects



NEXT STEPS



Mike explained that although he has a priority list of projects,he cant say which ones are going to be funded yet as he has to get with the budget team and figure things out.

Mr. Connet explained that in prior years we increased the utility to where we’re trying to get to \$9. This year we’ll increase it again which will be \$8 so what we’ll do is come back to you and say do we sell revenue bonds on the revenue we’ve generated or do it as pay-as-you-go. So either we lump a bunch of projects together, sell revenue bonds, get a lump of cash and work on those projects and pay down the loan or just do one or two projects and pay cash. That will be policy decisions for Council.



Adam Murr added that in previous budget meetings we talked about a \$7 million dollar revenue bond to fund Mike's initial projects in his master plan. Next year, with these \$32 million dollar projects identified, Mike will be going out for grants and funding opportunities that may be forgivable, may be zero interest and we'll factor those into our models moving forward and if we need to adjust, we'll bring rate recommendations and financial updates to Council on larger projects in the future.

#### 4. NEW BUSINESS

##### A. FY26 Special Appropriations – Jennifer Floyd, Management Analyst

Management Analyst Jenny Floyd went over the special appropriations spreadsheet that was given to Council. The white column represents what amount was requested and the yellow column represents what Council agreed to give. Council will vote for final approval on this at their June 5<sup>th</sup> meeting.

Special Appropriation Requests - Discretionary Funding		
City Manager Appropriation Target	\$	155,000
Organization	FY26 Requests	Council Appropriation
<b>Appropriation Available (25% of Budget)</b>	<b>38,750</b>	<b>(1,250)</b>
Arts Council of Henderson County, Inc.	14,135	2,600
Blue Ridge Literacy Council- Literacy Connection	10,000	10,000
Boy's & Girl's Club of Henderson County	7,000	4,400
Flat Rock Playhouse (Vagabond School)	2,050	1,210
Henderson County Education Foundation	4,000	3,200
Hendersonville Community Theatre	3,500	2,850
Hendersonville Shuffleboard Club	1,250	1,250
Hendersonville Symphony	6,000	3,100
Team ECCO	2,000	1,600
The Hope Center of Hendersonville	5,000	4,540
YMCA of Western North Carolina	5,250	5,250
<b>Sub-Total</b>	<b>60,185</b>	<b>40,000</b>
<b>Appropriation Available (75% of Budget)</b>	<b>116,250</b>	<b>(1,870)</b>
Agribusiness Henderson County (AgHC)	5,000	1,800
Blue Ridge Community Health Services	10,000	7,200
Blue Ridge Humane	5,000	2,900
Children & Family Resource Center	10,000	4,400
Henderson County Council on Aging	21,000	9,100
Henderson County Habitat for Humanity	107,000	44,400
Interfaith Assistance Ministry - Rent Asst.	75,000	20,420
Medical Loan Closet of Henderson County	2,800	2,800
Only Hope WNC	10,000	3,000
Safelight, Inc.	35,000	8,550
St. Gerard House	3,000	1,750
The Mediation Center	1,500	700
Thrive	10,000	6,400
True Ridge	10,000	4,700
<b>Sub-Total</b>	<b>305,300</b>	<b>118,120</b>

#### 5. CLOSED SESSION



*At 5:33 p.m., Council Member Lyndsey Simpson moved that City Council enter closed session pursuant to NCGS § 143-318.11 (a) (5) to establish, or to instruct the public body's staff or negotiating agents concerning the position to be taken by or on behalf of the public body in negotiating the price and other material terms of a contract or proposed contract for the acquisition of real property by purchase, option, exchange, or lease.*

## 6. ADJOURN

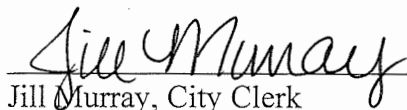
Council Member Lyndsey Simpson moved to come out of closed session at 5:42 p.m.

There being no further business, the meeting was adjourned at 5:42 p.m. upon unanimous assent of the Council.



Barbara Volk, Mayor

ATTEST:



Jill Murray, City Clerk